

CITY OF COOKEVILLE
MINIMUM BUILDING PERMIT REQUIREMENTS
2012 International Building Code & International Residential Code

*** ALL PLANS TO SCALE ***

*** SEPARATE PERMITS for MECHANICAL, PLUMBING, ELECTRIC & SIGNS***

SINGLE FAMILY RESIDENCE

SITE PLAN	Lot size with setbacks, driveway, & drainage
FLOOR PLAN	Dimensions with door & window schedules
FRAMING PLAN	Floors, walls & rafter sizes, & elevation. Joist & rafter plans must have
WALL SECTION	Sizes of footings, to roof, insulation, & ventilation

COMMERCIAL, INDUSTRIAL, RESIDENTIAL: ALL MULTI-FAMILY

If total floor plan is greater than 5,000 S.F., a Tennessee Registered Architect or Engineer is required

SITE PLAN	Lot size, parking, setbacks, driveway, & drainage, zoning classification, sidewalks – existing & proposed
EROSION CONTROL PLAN	Required Grading Plan, Soil Erosion & Sediment Control Plans, Warranty required, PRE-APPLICATION CONFERENCE required
STORMWATER	Engineered drainage plans if over 10,000 SF
LANDSCAPE	City of Cookeville Zoning Ordinance
FRAMING	Floors, walls, ceiling, roof & insulation
STRUCTURAL	Weight bearing floors, walls, footings, foundation
ELECTRICAL	All circuits, plugs, switches, lights & panel, fire alarm, exit lights & smoke detectors
PLUMBING	All fixtures, locations, with water pipes-drain pipes
MECHANICAL	Heating/Air Conditioning equipment, ducts, gas piping, wires sizes, ventilation
FLOOR PLAN	Building, rooms, doors & window sizes, exits, firewalls separating tenant suites
FIRE SPRINKLERS	According to usage and size of building